

GORSEY BANK FARM

WROCKWARDINE | SHROPSHIRE



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WROCKWARDINE | SHROPSHIRE | TF6 5EZ

Wellington 2 miles | Telford 5 miles | Shrewsbury 8 miles
Birmingham Airport 39 miles | London Euston 2hrs 13min
(Distances and time approximate)

A beautifully presented and extended detached residence, set within delightful gardens, an extensive range of outbuildings and paddock with fantastic countryside views in this most sought after location.

Idyllic setting with far-reaching countryside views

Stunning open-plan kitchen/dining/family space with bifold doors to terrace

Versatile layout with multiple reception rooms and fitted study

Luxurious principal suite plus ensuite guest bedroom

Gated driveway, extensive parking, and useful outbuildings

Landscaped gardens with outdoor entertaining areas and paddock

Set in all approximately 3.2 acres

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LOCATION & SITUATION

An exceptional country residence, beautifully extended and comprehensively enhanced to an exacting standard, offering immaculately presented and superbly appointed accommodation. Set in a convenient yet idyllic position *within a conservation area*, the property enjoys glorious far-reaching views and provides a generously proportioned, versatile living environment ideally suited to modern family life.

Road: The A5/M54 provides access to Shrewsbury, Telford, Birmingham and Midland business centres, with the A5/A483 connecting to Wrexham, Chester and the North West motorway network.

Rail: Shrewsbury and Telford stations connect to Birmingham New Street train station, which offers a regular service to London Euston in approximately 2 hour 13 minutes.

Air: Birmingham Airport 54 miles, Manchester Airport 64 miles, Liverpool John Lennon Airport 66 miles.

Schools: There are a number of well-regarded schools in the surrounding area, across both the state and private sectors, including Wrockwardine Wood Infant and Junior Schools, Charlton School, The Telford Priory School, Thomas Telford School, as well as independent options such as Wrekin College, Tettenhall College and Shrewsbury School.

Sporting: A wide range of leisure activities are located close by, with golf at Shrewsbury and Wrekin Golf Club, horse racing at Chester and Ludlow, shooting at Hodnet and many local cricket clubs.



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A seamless blend of character and contemporary design has been achieved, with the current owners undertaking an impressive programme of extension and reconfiguration.

The property benefits from gas-fired central heating, complemented by electric underfloor heating to the stunning living kitchen/diner, principal bedroom suite, and ensuite facilities.





THE ACCOMMODATION

The home is entered via a superbly appointed boot room, fitted with a bespoke range of storage units, with a guest cloakroom conveniently positioned off. At the heart of the home lies a magnificent open-plan living kitchen and dining space, thoughtfully designed with an extensive range of cabinetry, integrated appliances, and quartz work surfaces. Bifold doors open onto a substantial Indian sandstone sun terrace - perfect for entertaining and al fresco dining - while additional French doors lead to a secondary patio seating area. A well-equipped utility room is located just off the kitchen.

Centrally positioned is an elegant formal dining room, equally suited as an additional reception space, with French doors opening onto the gardens. There are two further reception rooms, including a charming sitting room with an open fire and a versatile family room/study featuring bespoke fitted furniture, book shelving, and storage.

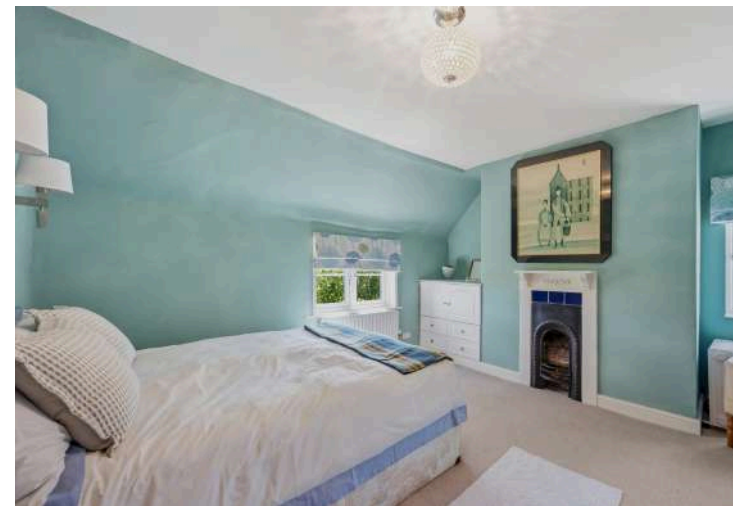
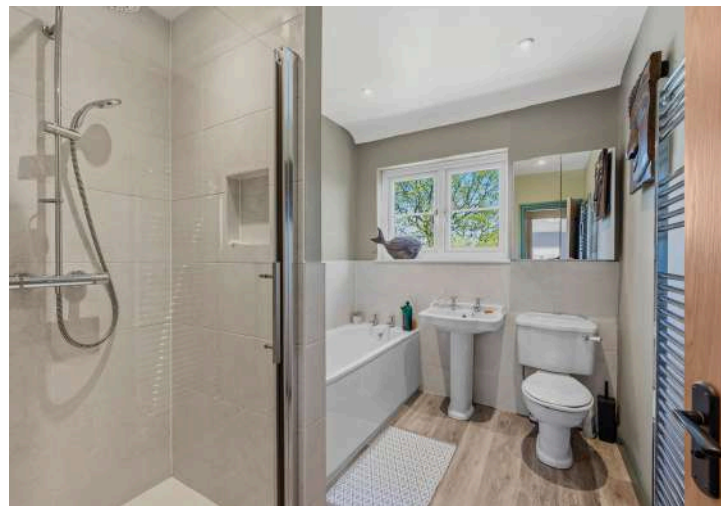
To the first floor, the impressive principal suite offers a range of fitted wardrobes, breathtaking views, and a luxurious ensuite shower room.

Bedroom two also benefits from a stylish ensuite, while three further well-proportioned bedrooms are served by a contemporary family bathroom, complete with a separate shower cubicle.

Externally, twin remote-controlled entrance gates open onto a sweeping gravel driveway, providing extensive parking and access to a range of outbuildings. These include a brick-built former dairy with potential for conversion (subject to the necessary consents), a four-bay open barn, and a five-bay store - two bays of which are currently suitable for use as stabling.







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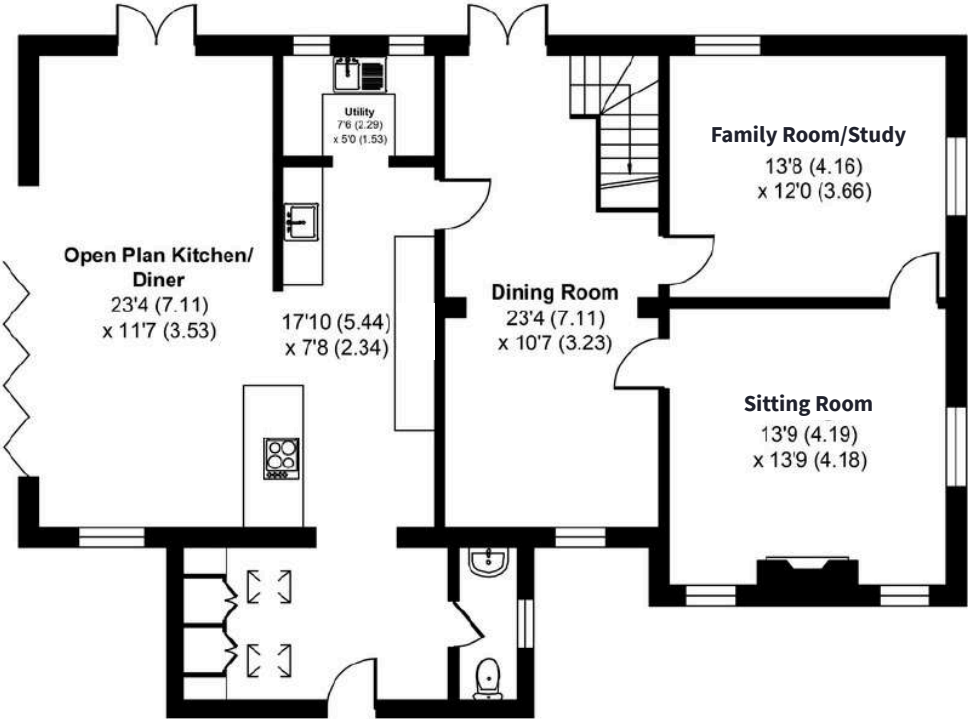


Approximate Area = 2315 sq ft / 215.1 sq m

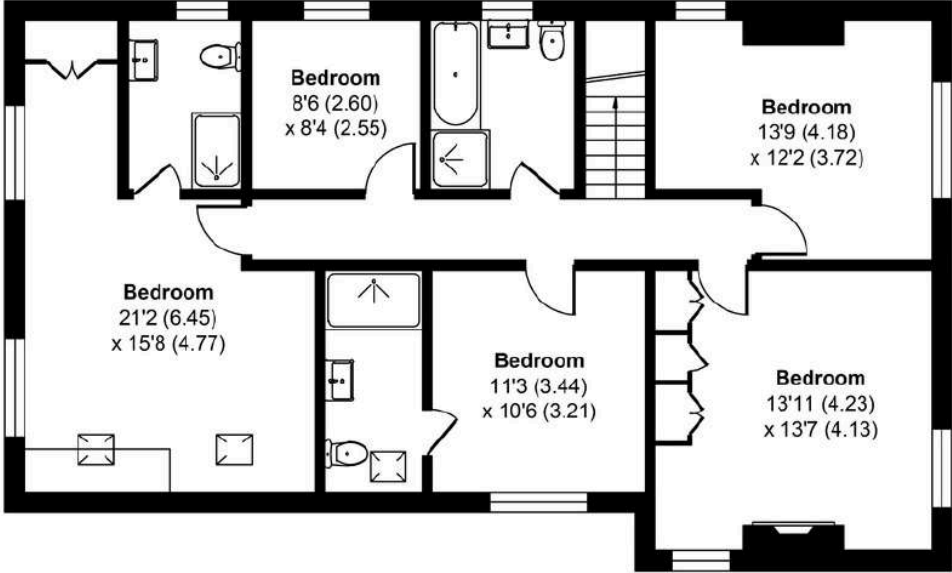
Outbuilding = 1334 sq ft / 123.9 sq m

Total = 3558 sq ft / 339.0 sq m

For identification only - Not to scale



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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GARDENS & GROUNDS

The gardens and grounds have been thoughtfully and creatively landscaped, featuring expansive manicured lawns, richly stocked borders, and a variety of seating areas designed to take full advantage of the stunning outlook. Additional features include raised beds and a charming pergola adorned with climbing roses. The adjoining land is laid to pasture, contained within a single enclosure, and benefits from a mains water supply.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand the property has the benefit of mains water, electricity and gas. Drainage is to a septic tank. None of these services have been tested.

LOCAL AUTHORITY

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA.
Tel: 01952 383838

COUNCIL TAX

Council Tax Band – F

EPC

Rating – D

DIRECTIONS

What3Words ///something.relaxing.explain

From Junction 7 on the M54 motorway, turn towards Wellington and then left onto the B5061 towards Atcham. Take the next turning right signposted Wrockwardine and on arrival at the village continue past St Peter's Church on your right, bear left at the memorial stone and then turn left onto Davids Bank. Gorsey Bank Farm is 300 yards on your right.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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